



SAN DIEGO COUNTY CLERK  
CEQA FILING COVER SHEET

**FILED**

Nov 06, 2023 11:45 AM  
JORDAN Z. MARKS  
SAN DIEGO COUNTY CLERK  
File # 2023-000882  
State Receipt # 37110620230801

THIS SPACE FOR CLERK'S USE ONLY

Complete and attach this form to each CEQA Notice filed with the County Clerk

TYPE OR PRINT CLEARLY

Project Title

2080 SANYO AVENUE / 1079425

**Check Document being Filed:**

- Environmental Impact Report (EIR)
- Mitigated Negative Declaration (MND) or Negative Declaration (ND)
- Notice of Exemption (NOE)
- Other (Please fill in type):

**FILED IN THE OFFICE OF THE SAN DIEGO**

**COUNTY CLERK ON** November 6, 2023

**Posted** November 6, 2023 **Removed** DEC 06 2023

**Returned to agency on** DEC 06 2023

**DEPUTY** T. Hood

**T. Hood**

Filing fees are due at the time a Notice of Determination/Exemption is filed with our office. For more information on filing fees and No Effect Determinations, please refer to California Code of Regulations, Title 14, section 753.5.

## NOTICE OF EXEMPTION

(Check one or both)

**TO:**  Recorder/County Clerk  
P.O. Box 1750, MS A-33  
1600 Pacific Hwy, Room 260  
San Diego, CA 92101-2400

**From:** City of San Diego  
Development Services Department  
1222 First Avenue, MS 501  
San Diego, CA 92101

Office of Planning and Research  
1400 Tenth Street, Room 121  
Sacramento, CA 95814

**Project Name/Number:** 2080 Sanyo Avenue / 1079425

**SCH No.:** Not Applicable

**Project Location-Specific:** 2080 Sanyo Avenue, San Diego, California 92154

**Project Location-City/County:** San Diego/San Diego

**Description of nature and purpose of the Project:** A request for a TENTATIVE MAP WAIVER for the subdivision of one lot to create two separate lots. Additionally, a reciprocal access easement is proposed. The two multi-tenant industrial buildings are currently under construction and approved under PTS No. 668005. No construction is proposed with this project. The 14.19-acre project site is located at 2080 Sanyo Avenue. The land use designation is Light Industrial and zoned IL-2-1 within the Otay Mesa Community Plan. Additionally, the project site is located within the Airport Land Use Compatibility Overlay Zone (Brown Field), the Airport Influence Area (Brown Field, Review Area 2), the Federal Aviation Administration Part 77 Noticing Area (Brown Field the Community Plan Implementation Overlay Zone (CPIOZ-A), Prime Industrial Lands, the Very High Fire Hazard Severity Zone, Parking Standards Transit Priority Area, and Transit Priority Area. Council District 8. (Assessor's Parcel Number: 646-130-5500)

**Name of Public Agency Approving Project:** City of San Diego

**Name of Person or Agency Carrying Out Project:** Ben Badiee, Baide Development Inc., 1261 Prospect Street Suite 9, San Diego, California 92037, (619) 885-4458.

**Exempt Status:** (CHECK ONE)

- Ministerial (Sec. 21080(b)(1); 15268)
- Declared Emergency (Sec. 21080(b)(3); 15269(a))
- Emergency Project (Sec. 21080(b)(4); 15269 (b)(c))
- Categorical Exemption: Section 15315 (Minor Land Divisions)
- Statutory Exemptions:
- Other:

**Reasons why project is exempt:** The City of San Diego determined that the project would qualify to be categorically exempt from CEQA pursuant to Section 15315 (Minor Land Divisions), which allows for the division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels when the division is in conformance with the General Plan and zoning, no variances or exceptions are required, all services and access to the proposed parcels to local standards are available, the parcel was not involved in a division of a larger parcel within the previous 2 years, and the parcel does not have an average slope greater than 20 percent.; and where the exceptions listed in Section 15300.2 would not apply.


**Lead Agency Contact Person:** M. Dresser

**Telephone:** (619) 446-5404

**If filed by applicant:**

1. Attach certified document of exemption finding.
2. Has a notice of exemption been filed by the public agency approving the project?  Yes  No

It is hereby certified that the City of San Diego has determined the above activity to be exempt from CEQA

 Senior Planner

Signature/Title

August 28, 2023

Date

**Check One:**

- Signed By Lead Agency
- Signed by Applicant

Date Received for Filing with County Clerk or OPR:

San Diego County



Transaction #: 7469060  
Receipt #: 2023391875

JORDAN Z. MARKS  
Assessor/Recorder/County Clerk  
1600 Pacific Highway Suite 260  
P. O. Box 121750, San Diego, CA 92112-1750  
Tel. (619) 237-0502 Fax (619) 557-4155  
[www.sdarcc.gov](http://www.sdarcc.gov)

Cashier Date: 11/06/2023  
Cashier Location: SD

Print Date: 11/06/2023 11:45 am

Payment Summary

Total Fees:	\$50.00
Total Payments:	\$50.00
Balance:	\$0.00

Payment	
CHECK PAYMENT #1176	\$50.00
Total Payments	\$50.00
Filing	
CEQA - NOE	FILE #: 2023-000882 Date: 11/06/2023 11:45AM Pages: 3
	State Receipt # 37-11/06/2023-0801
Fees: Fish & Wildlife County Administrative Fee	\$50.00
Total Fees Due:	\$50.00
Grand Total - All Documents:	\$50.00



State of California - Department of Fish and Wildlife  
**2023 ENVIRONMENTAL FILING FEE CASH RECEIPT**  
 DFW 753.5a (Rev. 01/01/23) Previously DFG 753.5a

RECEIPT NUMBER: 37-11/06/2023-0801
STATE CLEARING HOUSE NUMBER (If applicable)

SEE INSTRUCTIONS ON REVERSE. TYPE OR PRINT CLEARLY.

LEAD AGENCY CITY OF SAN DIEGO DEVELOPMENT SERVICES DEPARTMENT	LEAD AGENCY EMAIL	DATE 11/06/2023
COUNTY/STATE AGENCY OF FILING SAN DIEGO	DOCUMENT NUMBER 37-2023-0801	

PROJECT TITLE  
2080 SANYO AVENUE / 1079425

PROJECT APPLICANT NAME BEN BADIIE, BAIDE DEVELOPMENT INC.	PROJECT APPLICANT EMAIL	PHONE NUMBER 619-885-4458
PROJECT APPLICANT ADDRESS 1261 PROSPECT STREET SUITE 9	CITY LA JOLLA	STATE CA
		ZIP CODE 92037

PROJECT APPLICANT (Check appropriate box)

Local Public Agency   
  School District   
  Other Special District   
  State Agency   
  Private Entity

**CHECK APPLICABLE FEES:**

<input type="checkbox"/> Environmental Impact Report (EIR)	\$3,839.25	\$	0.00
<input type="checkbox"/> Mitigated/Negative Declaration (MND)/(ND)	\$2,764.00	\$	0.00
<input type="checkbox"/> Certified Regulatory Program (CRP) document - payment due directly to CDFW	\$1,305.25	\$	0.00
<hr/>			
<input checked="" type="checkbox"/> Exempt from fee			
<input checked="" type="checkbox"/> Notice of Exemption (attach)			
<input type="checkbox"/> CDFW No Effect Determination (attach)			
<input type="checkbox"/> Fee previously paid (attach previously issued cash receipt copy)			
<hr/>			
<input type="checkbox"/> Water Right Application or Petition Fee (State Water Resources Control Board only)	\$850.00	\$	0.00
<input checked="" type="checkbox"/> County documentary handling fee		\$	50.00
<input type="checkbox"/> Other		\$	0.00

**PAYMENT METHOD:**

Cash   
  Credit   
  Check   
  Other

TOTAL RECEIVED      \$      50.00

SIGNATURE <b>X</b> <i>Maria Gomez</i>	AGENCY OF FILING PRINTED NAME AND TITLE San Diego County Clerk, MARIA GOMEZ, Deputy
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Payment Reference #: 1176